

# **CITY OF RIDGECREST**

## **PLANNING COMMISSION AGENDA**

City Council Chambers  
100 West California Avenue  
Ridgecrest, CA 93555



June 28, 2022  
6:00 PM  
REGULAR MEETING

City of Ridgecrest Planning Commission meetings are OPEN to public attendance. Although Chambers are OPEN, public participation is still encouraged via livestreaming, call-in, or via written correspondence.

### PLANNING COMMISSION:

Warren Cox, Chairman; Bill Farris Jr., Vice Chairman; Vanessa Hayman, Commissioner;  
Bernie Mondragon, Commissioner

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

SWEARING IN OF NEW COMMISSIONER

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Draft Minutes- approval of draft minutes of the regular meeting dated 3-22-2022.

PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

PUBLIC HEARINGS

2. Site Plan Review 22-02 Oasis Motel Addition- consideration of an application for fourteen additional units to an existing motel located at 831 N. China Lake Blvd. zoned general commercial. APNs 067-022-11 & 067-022-10. Applicant: Kanvar Bagga.

COMMISSIONER COMMENTS/COMMITTEE REPORTS

3. Commission Committee Assignments

STAFF ITEMS

ADJOURNMENT

This agenda is available on the City of Ridgecrest Planning Department website at <https://ridgecrest-ca.gov/AgendaCenter/Planning-Commission-11>

#### ADDITIONAL INFORMATION

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (760) 499-5063. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28CFR 35.102-35.104 ADA Title II)

#### HEARING MATERIALS

Any writings or documents distributed to a majority of the members of the Planning Commission regarding any open session item on this agenda will be made available for public inspection in the City Clerk's Office located at 100 W. California Avenue, during normal business hours. These writings or documents will also be available for review at the meeting.

Persons unable to attend a hearing may submit comments regarding a scheduled item to Planning Commission, 100 W. California Avenue, Ridgecrest, CA 93555. Written comments received by the close of the business day prior to the hearing will be brought to the attention of the Planning Commission and made part of the official record.

#### PUBLIC PARTICIPATION

Pursuant to Government Code section 54954.3 members of the public are afforded the opportunity to address the Commission. This time has been set aside for the public to address the Commission on items NOT listed on the agenda. The Commission will not act upon these items at this meeting other than to review and/or provide direction to staff.

#### APPEALS AND APPEAL PERIOD

The decisions of the Planning Commission may be appealed to the City Council. The appeal shall be filed with the City Clerk within ten (10) calendar days of the date of the Planning Commission decision. No appeal to the City Council may be taken by any person or entity not appearing either in person or in writing before the Planning Commission.

# City of Ridgecrest Public Meeting Protocol In Response to Coronavirus (COVID-19)

City of Ridgecrest Planning Commission meetings are OPEN to public attendance. Although Council Chambers are OPEN, public participation is still encouraged via live streaming, call-in or via written correspondence.

TO PARTICIPATE please call, email, or send mail to the contact provided below:

The public may use one of the following alternatives for participating in person:

- Watch meeting online:  
All of our meetings are streamed live at <https://ridgecrest-ca.gov/369/Watch> or on YouTube at <https://www.youtube.com/cityofridgecrest/live> and are also available for playback after the meeting.
- Call in for public comments:  
To participate with verbal comments, please call (760) 499-5010. This phone line will allow only one caller at a time, so if the line is busy, please continue to dial. We will be allowing a 20-30 second delay between callers to give time for media delays and callers to dial in. If you wish to comment on multiple items you will need to call in as each item is presented.
- Submit written comments:  
We encourage submittal of written comments supporting, opposing, or otherwise commenting on an agenda item, for distribution to the Planning Commission prior to the meeting. Send emails to [hspurlock@ridgecrest-ca.gov](mailto:hspurlock@ridgecrest-ca.gov); written correspondence may be sent to Heather Spurlock, Planning Department, 100 W. California Ave., Ridgecrest, CA 93555. Please specify to which agenda item your comment relates. All communication, whether it is a formal letter or an online informal email, is read by the Planning Commission.

Please click on the link below to access the Planning Commission Agenda, Minutes and video web page <https://ridgecrest-ca.gov/272/Planning-Commission>.

If you have any questions, please contact us.

Heather Spurlock

Phone: (760) 499-5063

Email: [hspurlock@ridgecrest-ca.gov](mailto:hspurlock@ridgecrest-ca.gov)

# CITY OF RIDGECREST

## PLANNING COMMISSION DRAFT MINUTES

City Council Chambers  
100 West California Avenue  
Ridgecrest, CA 93555



March 22, 2022  
6:00 PM  
REGULAR MEETING

### PLANNING COMMISSION:

Warren Cox, Chairman; Bill Farris Jr., Vice Chairman; Vanessa Hayman, Commissioner;  
Bernie Mondragon, Commissioner, William Jinkins, Commissioner

### CALL TO ORDER

### ROLL CALL

PRESENT: Cox, Farris, Hayman, Mondragon, Jinkins joined at 6:02 PM

STAFF: Spurlock

### PLEDGE OF ALLEGIANCE

### APPROVAL OF AGENDA

M/S: Farris/Hayman motion approval of agenda. Motion carried by a roll call vote of: 4 Ayes; 1 Absent; 0 Noes; 0 Abstain.

### APPROVAL OF MINUTES

1. Approve draft minutes of the regular meeting dated 1/25/2022.

M/S: Farris/Mondragon motion approval of minutes. Motion carried by a roll call vote of: 4 Ayes; 1 Absent; 0 Noes; 0 Abstain.

### PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

Open 6:02 PM None Made Closed

### PUBLIC HEARINGS

Chairman opened Public Hearing at 6:03 PM

2. Site Plan Review 22-02 Oasis Motel Addition- consideration of an application for fourteen additional units to an existing motel located at 831 N. China Lake Blvd. zoned general commercial. APNs 067-022-11 & 067-022-10. Applicant: Kanvar Bagga.

Staff requested continuation of item to next meeting.

M/S: Cox/Farris motion to continue public hearing. Motion carried by a roll call vote of: 5 Ayes; 0 Absent; 0 Noes; 0 Abstain.

3. Zoning Clearance Review Ordinance Recommendation – recommendation to City Council of an Ordinance amending portions of the Ridgecrest Municipal Code to include Zoning Clearance Review.

Staff report presented by Spurlock

Commission discussion was had.

M/S: Cox/Mondragon motion to approve resolution. Motion carried by a roll call vote of: 5 Ayes; 0 Noes; 0 Abstain; 0 Absent.

Chairman closed Public Hearing at 6:18 PM

### COMMISSIONER COMMENTS/COMMITTEE REPORTS

### STAFF ITEMS

### ADJOURNMENT 6:21 PM



# CITY OF RIDGECREST

## Planning Department

100 W. California Ave. · Ridgecrest, CA 93555 · (760) 499-5063

Planning Commission  
Public Hearing: June 28, 2022  
Case Number: Site Plan Review (SPR) 22-02  
Staff Report

### RECOMMENDATION:

Staff recommends conditional approval of site plan review 22-02 for the expansion of Oasis Motel.

### PROJECT DESCRIPTION:

The applicant proposes to add 14 units to the existing motel. The existing site is two parcels. The front parcel is the Oasis Motel with entry on China Lake Blvd. The new addition would be on the parcel to the west, with access from Sanders Street. The applicant is proposing a lot line adjustment to accommodate new units and the demolition of one existing structure. The new units would consist of 13 one-bedroom (540 sq. ft.) units, and one (1) two-bedroom (900 sq. ft.) unit. Applicant is proposing a fire & emergency gate on Balsam Street. Applicant is also proposing that sight lighting be mounted on exterior of units.

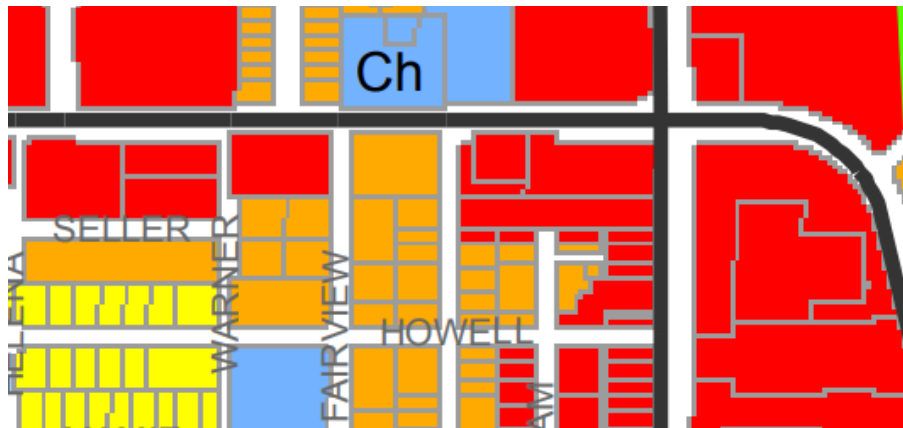
### PROJECT DATA:

PROJECT INFORMATION			
Project Site	Existing Land Use	Previously Unpaved Storage Yard	
	Existing Zoning	CG (General Commercial)	
	General Plan Designation	Commercial (C)	
	Access	Sanders Street & Balsam Street	
	Site Area	Approx. 1.39 Acres	
	Environmental	Categorically Exempt Section 15332 In-Fill	
Off Site	Land Use	Zoning	
North	Commercial Office Bldgs.	CG	General Commercial
South	Multifamily Residential	R2	Multifamily
East	Motel	CG	General Commercial
West	Residential Across Sanders Street	R2	Multifamily

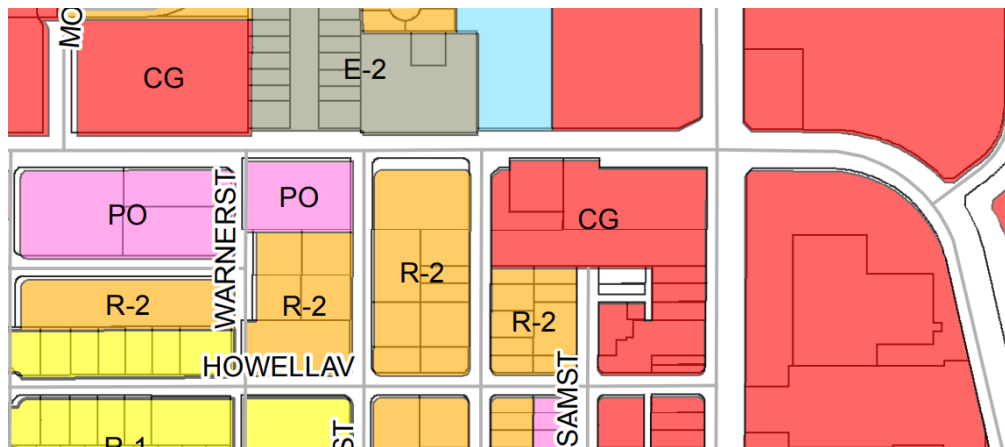
## AERIAL VIEW OF THE PROJECT SITE



## General Plan Designation



## Zoning Map



## ANALYSIS:

### General Plan and Zoning Consistency

The project site is zoned general commercial with a general plan designation of commercial.

The proposed project is consistent with the general plan.

LU-3.7 Buffer Commercial Land Uses- Project buffers commercial use and neighboring residential use with block wall.

LU-3.10 Commercial Center Revitalization- Project reuses and revitalizes existing underutilized commercial area.

LU- 1.4 Encourage Infill Development- Project makes use of infill parcels that have previously been under utilized and used for equipment storage.

The proposed project is consistent with the zoning ordinance. The zoning designation is general commercial.

### Access and Layout of the Site

The site plan provides access to these units from Sanders Street. Although the motel is an extension of the China Lake Boulevard site, no access will be available from the existing motel. The applicant is proposing a lock box with emergency access for fire or other emergency services on Balsam Street. This would be pending approval from Kern County Fire Department.

### Parking

Ridgecrest Municipal Code Section 106-368 (a) states that motels shall have one parking space for each guest room and one parking space for each two-full-time employees. This site plan includes 15 parking spaces. Employee parking will continue at the existing site and guest parking will be accommodated at the new site.

### Other

Condition 7 has been added as required by the municipal code to ensure that mechanical equipment is screened from view.

In addition, conditions 3 & 4 require the applicant to provide a trash enclosure of a size to ensure capacity for refuse, recycle and organics, that is covered and gated in materials that are compatible with the new units.

The site plan does not show landscaping and condition 6 has been added requiring that all landscaping be water efficient or hardscape materials.

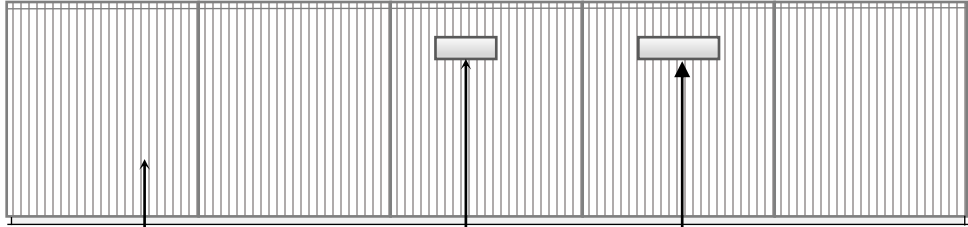
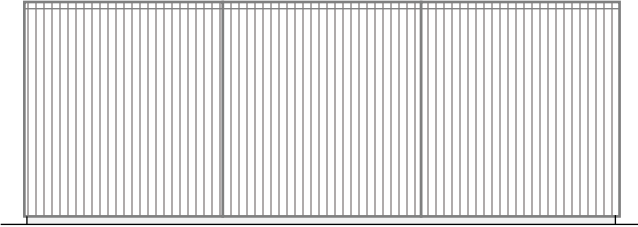
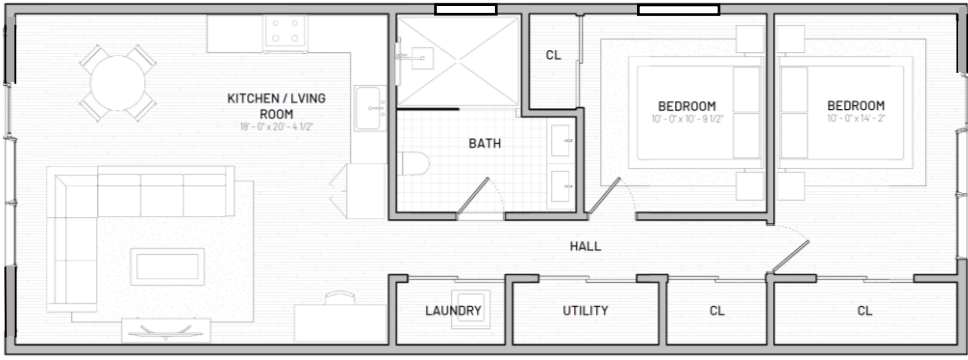
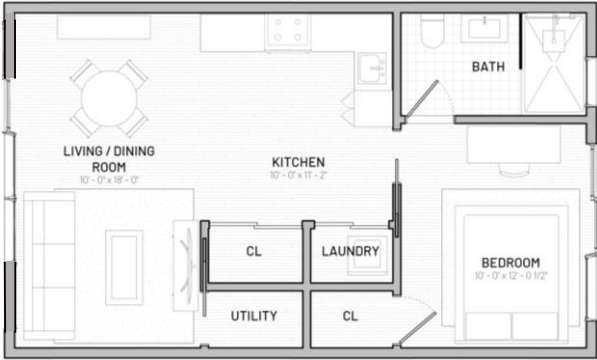
The applicant is proposing onsite lighting come from lighting mounted on the exterior of the buildings. Applicant will be required to demonstrate that this method will provide adequate lighting.

## ENVIRONMENTAL (CEQA) REVIEW:

Section 15332, In-Fill Development Projects that are consistent with the General Plan; development occurs within City limits on no more than five acres; has no value as habitat; would not result in any significant effects related to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services are considered Categorical Exempt.

The proposed projects meet the above criteria and therefore, qualifies for a Categorical Exemption.



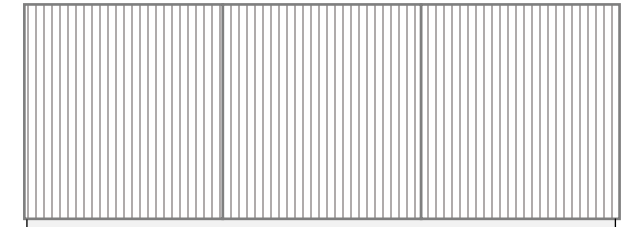


PRINTED POLYMER ROOF, FLOOR &  
WALLS WITH UV PROTECTIVE COATING

EXTERIOR WINDOWS

T.O. PARAPET 12'-0"  
⊕

T.O. STEM WALL 0'-6"  
⊕  
T.O. GRADE 0'-0"  
⊕



EXTERIOR SLIDING DOOR

EXTERIOR LIGHT FIXTURE

PAINTED CEMENT BOARD  
EXTERIOR SIDING

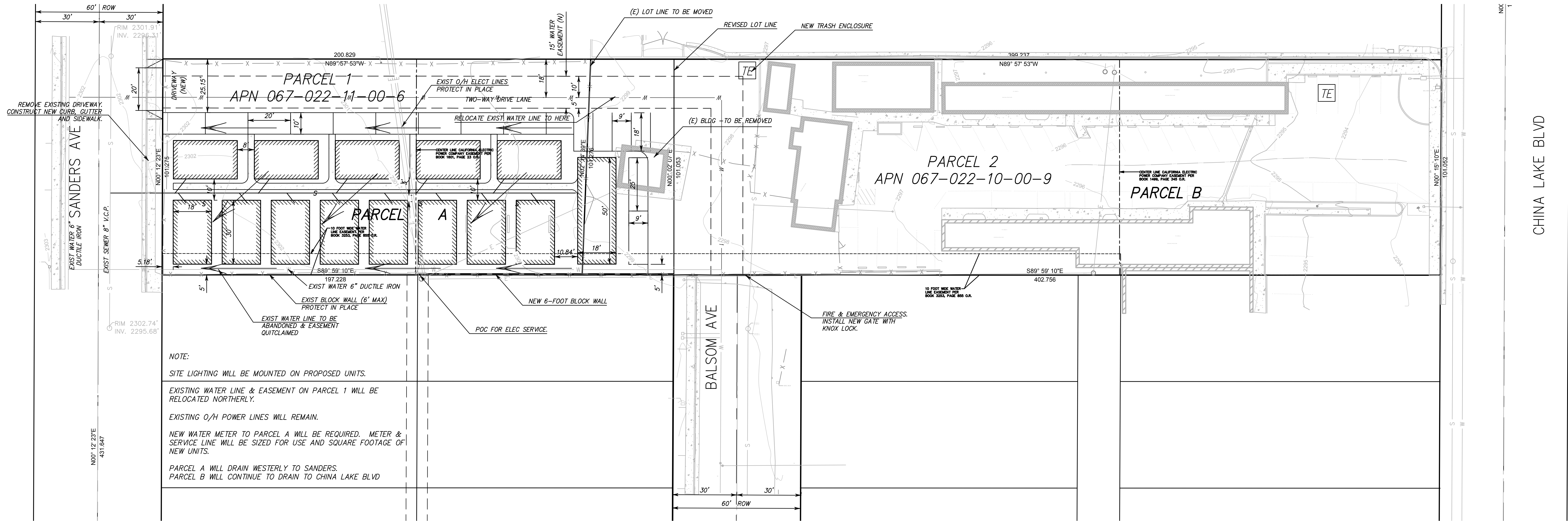
EXTERIOR WINDOW

T.O. PARAPET 12'-  
0"  
⊕

T.O. STEM WALL 0'-6"  
⊕  
T.O. GRADE 0'-0"  
⊕

REVISION	DATE	OWNER	OASIS AT RIDGECREST ELEVATIONS		
1 <sup>st</sup>	6/9/2022	KANVAR BAGGA 831 N CHINA LAKE BLVD RIDGECREST, CA 93555	CITY OF RIDGECREST	COUNTY OF KERN	STATE OF CALIFORNIA
		CONTRACTOR	SHEET		
		AZURE PRINTED HOMES, INC 5701 BUCKINGHAM PARKWAY CULVER CITY, CA 90230	SCALE: NTS	J.N.: OAS1 6418	1 OF 1
			DATE: JUNE 09, 2022	DWG NAME: XXX	





#### UTILITIES

**WATER:**  
INDIAN WELLS VALLEY WATER DIST  
1329 RIDGECREST BLVD  
RIDGECREST, CA 93555

**ELECTRIC / GAS:**  
PACIFIC GAS & ELECTRIC  
530 S. CHINA LAKE BLVD  
RIDGECREST, CA 93555

**CABLE TV/TELEPHONE:**  
MEDIACOM COMMUNICATIONS  
555 S. CHINA LAKE BLVD  
RIDGECREST, CA 93555

**SEWER:**  
CITY OF RIDGECREST WASTEWATER DIV  
100 W CALIFORNIA AVE  
RIDGECREST, CA 93555

#### EASEMENT SCHEDULE

E1	POLE LINE AND CONDUITS TO CALIFORNIA ELECTRIC POWER COMPANY, PER 1601 OR 23.
E2	POLE LINE AND CONDUITS TO CALIFORNIA ELECTRIC POWER COMPANY AND INTERSTATE TELEGRAPH COMPANY, PER 1499 OR 354.
E3	WATER PIPELINE EASEMENT TO RIDGECREST COUNTY WATER DISTRICT, PER 3253 OR 855.

#### PRELIMINARY LAND USE DATA

A. GROSS AREA	1.39 AC	
D. PARKING TOTAL	PARCEL A	PARCEL B
REGULAR	14	34
HANDICAP	1	1
TOTAL:	15	35
E. BUILDING AREA	PARCEL A	PARCEL B
EXISTING	—0—	9,350 S.F.
PROPOSED	8,100 S.F.	9,350 S.F.

#### GENERAL PLAN DESIGNATION AND ZONING

EXISTING GENERAL PLAN DESIGNATION	COMMERCIAL
PROPOSED GENERAL PLAN DESIGNATION	NO CHANGE
EXISTING ZONING	CG - GENERAL COMMERCIAL
PROPOSED ZONING	NO CHANGE

PROPOSED DRAINAGE PATTERN

#### LEGAL DESCRIPTION:

ALL THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 40 EAST, M.D.B.M., IN THE CITY OF RIDGECREST, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE EAST LINE OF SECTION 33, WHICH IS 30 FEET EAST OF THE NORTHEAST CORNER OF LOT 1, TRACT 1401; THENCE, NORTHERLY 101 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LAND CONVEYED TO G.B. PAGE IN DEED RECORDED IN BOOK 1387, PAGE 194 OF OFFICIAL RECORDS OF KERN COUNTY; THENCE WESTERLY 630 FEET, MORE OR LESS, TO THE NORTHERLY EXTENSION OF SANDERS AVENUE AS SHOWN ON THE MAP OF TRACT 1401; THENCE SOUTHERLY 101 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF LOT 72 OF SAID TRACT 1401; THENCE EASTERLY 630 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

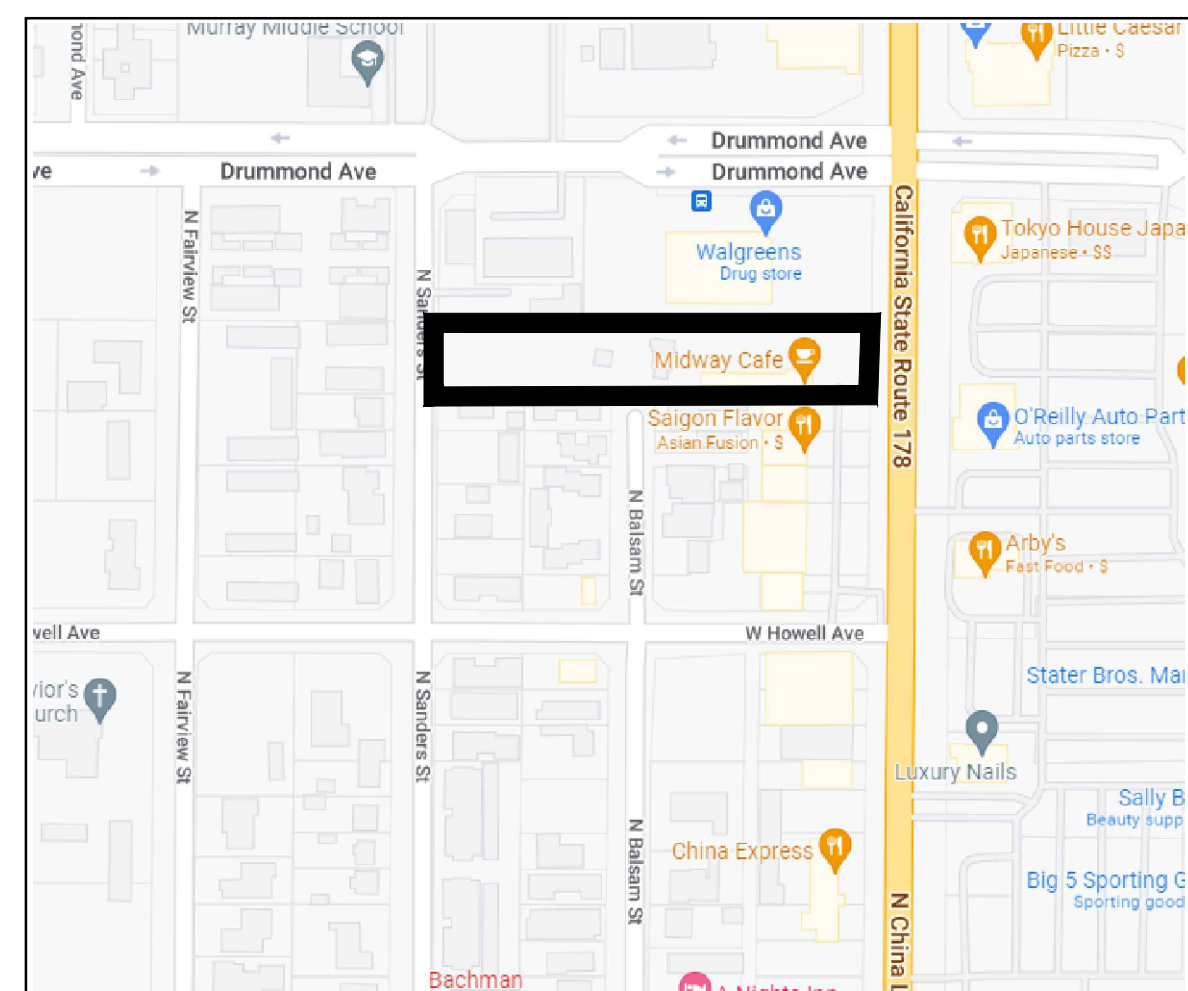
EXCEPT THEREFROM THE EASTERLY 30 FEET THEREOF.

SAID LAND IS ALSO SHOWN AS PARCELS 1 AND 2 OF PARCEL MAP NO. 12095, IN THE CITY OF RIDGECREST, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60, PAGES 7 AND 8 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 067-022-11-00-9, 067-022-10-00-6

#### BASIS OF BEARINGS:

THE BEARING OF S 01°10'10"W FOR THE CENTERLINE OF CHINA LAKE BLVD, AS SHOWN ON PARCEL MAP 12095 (60 PM 788) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.



VICINITY MAP  
NOT TO SCALE

#### LEGEND

PROPOSED	EXISTING
20 LOT NUMBER	STORM DRAIN
(11.7) PAD ELEV.	W WATER
STORM DRAIN	S SEWER
CATCH BASIN	G GAS
SURFACE DRAIN	T TELEPHONE
W WATER	CHE OVERHEAD ELEC.
S SEWER	X EXISTING FENCE
FM FORCE MAIN SEWER	WATER VALVE
TOP OF SLOPE	FIRE HYDRANT
TOE OF SLOPE	STREET LIGHT
FLOWLINE	CONTOUR LINE
EASEMENT LINE	STREET SIGN
CONTOUR LINE	
DAYLIGHT LINE	
RETAINING WALL	ABBREVIATIONS
BLOCK WALL	FDC FIRE DEPARTMENT CONNECTION
FIRE HYDRANT	FS FINISH SURFACE
STREET LIGHT	FG FINISH GRADE
	INV INVERT
	TOP OF GRADE
	SW SIDEWALK
	EX EXISTING
	FL FLOW LINE
	PA PLANTER AREA
	PVT PRIVATE

REVISION	DATE	SUBDIVIDER/OWNER:
1ST	3/5/2022	KANVAR BAGGA 831 N CHINA LAKE BLVD RIDGECREST, CA 93555
2ND	5/23/2022	Gene Eidelman Cell: 310-525-0864
		ENGINEER:
		<b>JENSEN DESIGN &amp; SURVEY, INC.</b> 1672 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6977 FAX 805/654-6979 www.jdsurvey.com
		<b>OASIS AT RIDGECREST</b> SITE PLAN 831 N CHINA LAKE BLVD & APN 067-022-11-00-6
		CITY OF RIDGECREST COUNTY OF KERN STATE OF CALIFORNIA
		SCALE: 1"=20'
		J.N.: OAST 6418
		DATE: Jun 13, 2022 DWG. NAME: 6418 Site Plan.dwg
		SHEET 1 OF 1



### Planning Conditions:

1. Lighting shall be indirect, hooded, and arranged to reflect light away from adjoining properties and streets. Light standards shall be a maximum of 16 feet in height.
2. Required parking is one parking space for each guest room and one parking space for each two-full-time employees. Parking stalls are 9 x 20 with 1-inch double striping.
3. Trash enclosure shall be located to provide unobstructed 24-hour access to refuse collection vehicles.
4. Trash enclosure should be sized to accommodate waste, recycling, and organics containers. Trash enclosure shall be enclosed by a six-foot (6') high decorative wall and a material compatible with proposed buildings on the site. A self-closing gate constructed of solid metal materials, attached to metal posts embedded in concrete, with a decorative roof treatment shall be provide.
5. Sign approval for the project is a separate process requiring the issuance of a sign permit and building permits, and is subject to review and approval by the Planning Department and Building and Safety Department and shall be installed in accordance with applicable sections of Chapter 106 of the Ridgecrest Municipal Code.
6. Any landscaping shall be water-efficient using a combination of approved low irrigation plants, paving materials, and hardscape elements.
7. All mechanical equipment and HVAC units placed onsite shall be appropriately screened from view.
8. Dust mitigation measures and positive trash control shall be utilized during construction.
9. All parking areas shall be paved with Portland cement, concrete, asphalt or other appropriate approved material as established by the public works director. Four-inch curbing or wheel stops shall be provided around parking lots. Planters shall not drain into parking lots so as to accumulate mud or other unsightly residue.
10. The six-foot block wall (as shown on sheet 1) is required as separation between commercial use and existing residential use south of project site.
11. A clearance from Kern County Fire will be required prior to occupancy.
12. The Applicant shall comply with all federal, state, county, and local regulations.
13. The Applicant shall defend, indemnify, and hold harmless the City of Ridgecrest, its elected and appointed officials, employees, and agents from and against any claim, action, or proceeding against the City of Ridgecrest, its elected and appointed officials, officers, employees, or agents to attack, set aside, void, or annul any approval or conditions of approval of the City of Ridgecrest concerning this SPR, including but not limited to any approval or conditions of approval of the City. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the SPR and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its elected and appointed officials, officers, employees, and agents in the defense of the matter.

### NOTE:

The Resolution with complete conditions of approval was not available at the time of agenda posting. The Draft Resolution will be available prior to the meeting.

## Planning Commission Committee Appointments

### Infrastructure Committee

Council Members: Peggy Breeden and Kyle Blades  
Commission Members: Warren Cox, Bernie Mondragon  
Meeting: 4<sup>th</sup> Thursday monthly at 5:00 PM  
Location: City Hall 1<sup>st</sup> Floor Conference Room B

### Economic Development Committee

Council Members: Kyle Blades and Solomon Rajaratnam  
Commission Members: Bill Farris Jr., Bernie Mondragon  
Meeting: 2<sup>nd</sup> Wednesday monthly at 5:00 PM  
Location: City Hall 1<sup>st</sup> Floor Conference Room B

### Quality of Life Committee

Council Members: Eric Bruen and Scott Hayman  
Commission Members: Vanessa Hayman, Warren Cox  
Meeting: 1<sup>st</sup> Tuesday monthly at 5:30 PM  
Location: Kerr McGee Center Meeting Rooms

### City Organization Committee

Council Members: Eric Bruen and Peggy Breeden  
Commission Members: Vanessa Hayman, Bill Farris Jr.  
Meeting: 1<sup>st</sup> Thursday of Month at 5:30 PM  
Location: City Hall 1<sup>st</sup> Floor Conference Room B